



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

DATE: July 6, 2006

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

FROM: Samuel Dea 
Acting Section Head
Zoning Permits I

**SUBJECT: CONDITIONAL USE PERMIT NUMBER 03-368-(5)
July 12, 2006 Regional Planning Commission Hearing
Agenda Item No. 7**

Conditional Use Permit Number 03-368-(5), is a request to allow the continued operation of a 102 space recreational vehicle (RV) park with accessory uses, to add 47 additional RV spaces, and to construct an 117,000 square foot outdoor storage area for personal boats, trailers, and recreational vehicles. The applicant is also requesting the continued maintenance of an existing general store with the sale of beer and wine for off-site consumption. The 13.4-acre subject property is located at 31540 Ridge Route Road, in the Castaic Canyon Zoned District.

May 17, 2006 Public Hearing

During the May 17, 2006 public hearing, the Regional Planning Commission reviewed the project and heard testimony from the applicant. The applicant requested that the Commission remove the restriction regarding the length of stay at the RV park and waive the requirements imposed by the Department of Public Works regarding the realignment of the existing driveway and the provision of road improvements along Ridge Route Road. Staff was directed to research the applicant's request to remove the condition restricting occupancy of the park to no more than 90 consecutive days within any six-month period. The Commission also directed the applicant to meet with Public Works and provide additional information regarding the location of high-tension power lines on an adjacent property to the Fire Department for review.

According to Section 18865.2 of the California Health and Safety Code, if a municipality specifies a time limitation for a special occupancy park, such as an RV park, the owner may apply to that municipality for an exemption to the time limitation. An exemption shall be granted unless a substantiated finding is made that there is a lack of need for

the limited occupancy or tourist spaces and the exemption would cause specific adverse impacts which could not be mitigated or avoided through the provision of conditions. A copy of this code section has been attached.

In a letter, dated June 13, 2006, the Sheriff's Department commented that 176 service calls were made to the subject property over the last five years. According to the Sheriff's Department, a majority of the calls were regarding disturbances between family and neighbors. The Sheriff's Department recommended that time limits be set for both the existing spaces and the proposed new spaces within the RV park.

The applicant met with Public Works on June 6, 2006 to discuss their requirements for the project as outlined in their May 18, 2004 letter. The requirements include:

- Realignment of the entrance driveway to intersect with Ridge Route Road at a 90 degree angle.
- Provision of a striped, two-way, left-turn lane and transitions using a 60 miles per hour design speed on Ridge Route Road at the driveway entrances.
- Provision of a signing and striping plans along the property frontage on Ridge Route Road.
- Dedication of vehicular access along the property frontage on Ridge Route Road.
- Repair any broken or damaged improvements along the property frontage on Ridge Route Road.
- Provision of street trees along the property frontage on Ridge Route Road.
- Provision of lighting improvements along the property frontage on Ridge Route Road.

Public Works recommended that all of their proposed conditions be maintained in order to provide adequate access to the subject property and to bring the right-of-way along the subject property into consistency with other developments along Ridge Route Road. Upon further review of the project, Public Works commented that the 40 foot access easement to the northern portion of the property was not wide enough to accommodate a standard driveway due to the angle of the intersection between the easement and Ridge Route Road.

In a letter dated July 6, 2006, the applicant reiterated their request for the expansion of the RV park and to maintain the existing conditional use permit with no occupancy restrictions and that the Commission waive the conditions recommended by Public Works.

Two high-tension power transmission lines are located directly to the east of the subject property, with voltages of 66,000 volts and 16,000 volts, respectively. Aerial photographs show that high-tension power line towers are within 20 feet of the subject property and that the power lines extend several feet to the east and west of each tower. RVs, boats, and vehicles are currently stored up to the property line along the south side of the property and adjacent to the power lines (Photograph #1). The transmission towers are also within 20 feet of the proposed storage area on the northern portion of the property (Photograph #2). The Fire Department will address the proximity of the power lines to the proposed project at the continued hearing.

If you need further information, please call Ms. Adrienne Ng of my staff at (213) 974-6443 or email at ang@planning.co.la.ca.us. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SD:AN

Attachments:

Section 18865.2 of the California Health and Safety Code
Letter from the Sheriff's Department, dated June 13, 2006
Letter from the applicant, dated July 6, 2006
Site photographs

§ 18865.05. Application to mobilehome park as special occupancy park

(a) This part shall also apply to any portion of a mobilehome park that is also a special occupancy park, as defined in Section 18862.43.

(b) The department shall not charge an owner of a park that is both a special occupancy park and a mobilehome park more than one annual operating permit fee pursuant to Sections 18502 and 18870.2.

Added Stats 2001 ch 434 § 39 (SB 325), operative January 1, 2004.

§ 18865.1. Applying for conditional use permit; Hearing; Notice

Any person may file an application with the governing body of any city, city and county, or county for a conditional use permit for a special occupancy park. The governing body, or the planning commission if designated by the governing body, shall hold a public hearing on any such application. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and including a general description of the area affected, shall be given at least two weeks before the hearing and shall be published at least once in a newspaper of general circulation, published and circulated in the city, city and county, or county, as the case may be. When any hearing is held on an application for a conditional use permit for a special occupancy park, a staff report with recommendations and the basis for such recommendations shall be included in the record of the hearing. The decision of the governing body shall be final and the reasons for the decision shall be included in the record.

Added Stats 2001 ch 434 § 39 (SB 325), operative January 1, 2004.

***§ 18865.2. Exemption for time limitation for occupancy of spaces**

(a) In any city, county, or city and county that has imposed a time limitation for occupancy of spaces in special occupancy parks, any special occupancy park owner may apply for an exemption to that limitation. The exemption shall be granted unless the city, county, or city and county makes a substantial finding that based on, but not limited to, the lack of needed overnight or tourist spaces in those special occupancy parks in the city, county, or city and county, that the exemption of the applicant's special occupancy park from the time limitation would cause specific adverse impacts which cannot be mitigated or avoided by providing partial exemptions as set forth in subdivision (b) or by imposing conditions pursuant to subdivision (c).

(b) The requirements of subdivision (a) may be satisfied by partial exemption if either of the following applies:

(1) A number of spaces in a special occupancy park are set aside for short-term occupancy, and the remaining spaces are exempted by the city, county, or city and county from the occupancy limitation.

(2) A city, county, or city and county finds that by increasing the maximum length of stay to a specified additional period of time for the applicant, the problems raised by the applicant for an exemption are satisfied.

(c) As an alternative to granting a partial exemption pursuant to subdivision (a), in approving a request for an exemption from special occupancy park time limitations, a city, county, or city and county may:

(1) Impose conditions to assure there will be no adverse impact on local school districts due to the additional enrollment of residents of a special occupancy park.

(2) Assure that a special occupancy park is in compliance with all regulations adopted pursuant to this part.

(d) If an exemption to a time limitation for occupancy of spaces in a special occupancy park is applied for pursuant to subdivision (a) and the special occupancy park for which the exemption is requested is located within the coastal zone, as defined in Section 30103 of the Public Resources Code, the exemption shall be granted, only, if in addition to meeting the requirements set forth in subdivision (a), the city, county, or city and county finds that granting the exemption is consistent with its certified local coastal program. If granting the exemption would be inconsistent with an approved or certified local coastal program, the applicant for the exemption may petition the appropriate city, county, or city and county to seek an amendment to its certified local coastal program. If, after consultation with the California Coastal Commission, it is determined that an amendment to the certified local coastal program is required in order to grant the exemption, the city, county, or city and county may request an amendment to the certified local coastal program within 90 days of the applicant's filing of the petition. This request may be made without regard to the limitation on the number of the amendments that can be requested during any year, pursuant to Section 30514 of the Public Resources Code. The California Coastal Commission shall certify the amendment to the local coastal program unless it finds that the certification would not be consistent with Chapter 3 (commencing with Section 30200) of Division 20 of the Public Resources Code.

Added Stats 2001 ch 434 § 39 (SB 325), operative January 1, 2004.

§ 18865.3. Adoption of regulations for considering special conditions

The department shall adopt regulations for special occupancy parks which shall take into consideration any special conditions as location, physical environment, density of usage, type of operation, type of vehicles to be accommodated, and duration of occupancy. These regulations shall establish requirements that are determined by the department to be reasonable and necessary for the protection of life and property.

Added Stats 2001 ch 434 § 39 (SB 325), operative January 1, 2004.

§ 18865.4. Part not applicable to parks or camping areas owned by federal, state or local government or political bodies

This part does not apply to any park or camping area owned, operated, and maintained by any of the following:

- (a) The federal government.
- (b) The state.
- (c) Any agency or political subdivision of the state.
- (d) Any city, county, or city and county.

Added Stats 2001 ch 434 § 39 (SB 325), operative January 1, 2004.

§ 18865.5. Application to certain apartment houses, hotels or dwellings; Application to facilities owned by public utility

(a) This part does not apply to any apartment house, hotel, or dwelling that is subject to Part 175 (commencing with Section 17910).

(b) This part does not apply to electric, gas, or water facilities owned, operated, and maintained by a public utility.

Added Stats 2001 ch 434 § 39 (SB 325), operative January 1, 2004.

§ 18865.6. Alternate uses; Approval of nonconformance

(a) This part is not intended to prevent the use of any material, appliance,



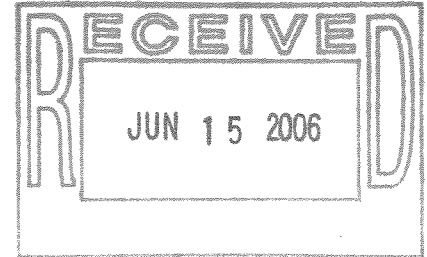
LEROY D. BACA, SHERIFF

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169
(661) 255-1121



June 13, 2006

Ms. Adrienne Ng
Los Angeles County Regional Planning
320 W. Temple Street # 1348
Los Angeles, California 90012



Dear Ms. Ng:

CONDITIONAL USE PERMIT NUMBER 03-368-(5)
31540 RIDGE ROUTE ROAD, CASTAIC

I am in receipt of your letter requesting call history information involving the "Castaic Lake RV Park" located at 31540 Ridge Route Road in Castaic. My staff has conducted an Incident History inquiry on the address and discovered that in a five year time period of 2001 to 2006, a total of 176 calls for service were requested from the address indicated.

We do not feel there will be an adverse impact regarding an additional 47 spaces, as a majority of the calls were for reports. Many of the calls were family and/or neighbor disturbances. We encourage time limits set for the spaces in question, as there are several spaces currently that are long term leases, which we believe contribute to the disturbing family and neighbor calls. We recommend that the new spaces be short term limits only.

Should you have further questions, please feel free to call me at (661) 255-1121 extension 5102, or Deputy Patrick Rissler at extension 5159.

Sincerely,

LEROY D. BACA, SHERIFF

Patti A. Minutello, Captain
Santa Clarita Valley Station

A Tradition of Service

Ng, Adrienne

From: gmccombs [gmccombs@sbcglobal.net]
Sent: Thursday, July 06, 2006 11:22 AM
To: Ng, Adrienne
Subject: Fw: Re our phone conversation

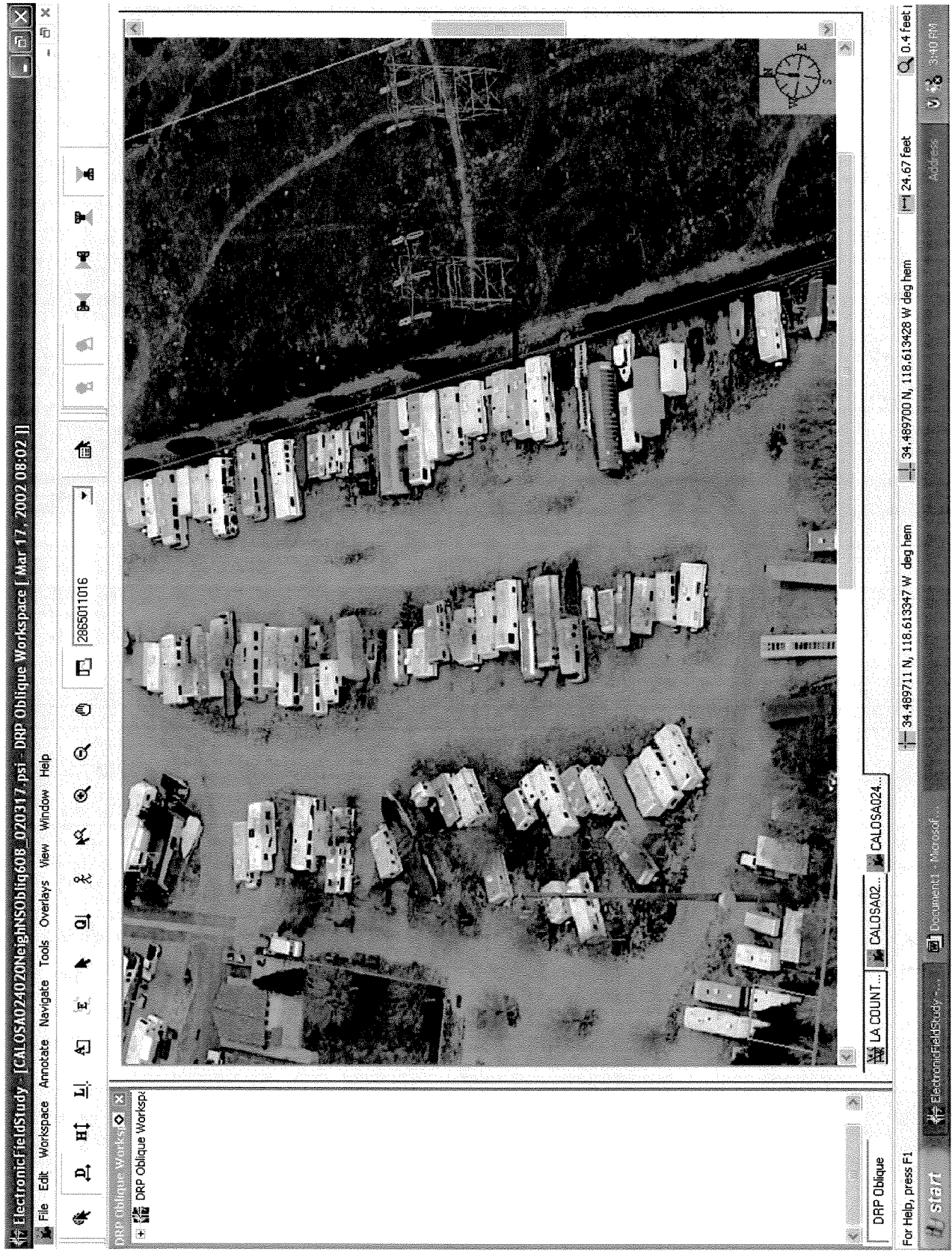
Gregory McCombs

MCCOMBS INC.
4740 Scripps Court
Ventura, CA 93003
Office: 805 658-6894
FAX: 805 658-6671
----- Original Message -----

From: jeanne
To: Greg McCombs
Cc: Ray Graeber
Sent: Wednesday, July 05, 2006 3:14 PM
Subject: Re our phone conversation

1. Only interested in a CUP that would cover the request for the 46 site area. We DO NOT want to change our present CUP that we have been working with since 1978 when we built the original 103 sites. This CUP change is **not** something we will consider. Castaic Lake RV Park has been working under the present CUP and has been praised by the Castaic Planning commission, their town council and Newhall Chamber of Commerce. There is no need to change this CUP. Only the land under the 46 sites are we requesting a CUP to do this project.
 2. We do not need, or want to change the entrance to our existing Castaic Lake RV Park, as this would entail moving the water main to our park, the electric line to our park, the pole RV Park sign, and the sewer line to the park. Since we have never had a problem with rigs getting into our entrance for some 30 years, it is difficult to foresee a problem in the future, even with the extra big rigs we now have visiting our park. The RV rigs exit the freeway from Parker to Ridge Route going North, and make a right turn into our park. Why you feel restriping is necessary is a real mystery to us.
 3. Putting in street lighting when our front property is vacant is something we do not want to do until we develop this commercial land.
- At that time we will address the lighting and be glad to work with the commission on their desires.

7/6/2006



Photograph # 1



Photograph #2